

**County of San Diego TIF Program**  
**VALLE DE ORO FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$488 / acre	\$676 / acre	\$1,164 / acre
<b>AIRPORT</b>			
Commercial	\$17,081 / ksf	\$23,667 / ksf	\$40,748 / ksf
General Aviation	\$1,464 / acre	\$2,029 / acre	\$3,493 / acre
Heliports	\$24,402 / acre	\$33,810 / acre	\$58,212 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$149,400 / acre	\$207,000 / acre	\$356,400 / acre
Self-serve	\$24,900 / wash stall	\$34,500 / wash stall	\$59,400 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$39,744 / fueling space	\$68,429 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$38,502 / fueling space	\$66,290 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$37,260 / fueling space	\$64,152 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$12,420 / ksf	\$21,384 / ksf
Auto Repair Center	\$3,586 / ksf	\$4,968 / ksf	\$8,554 / ksf
Auto Parts Sales	\$10,757 / ksf	\$14,904 / ksf	\$25,661 / ksf
Quick Lube	\$7,171 /	\$9,936 /	\$17,107 /
Tire Store	\$4,482 / ksf	\$6,210 / ksf	\$10,692 / ksf
<b>CEMETERY</b>	\$1,245 / acre	\$1,725 / acre	\$2,970 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$1,994 / ksf	\$2,763 / ksf	\$4,758 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$12,075 / ksf	\$20,790 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$15,353 / ksf	\$26,433 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$21,528 / ksf	\$37,066 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$32,292 / ksf	\$55,598 / ksf
<b>Commercial Shops</b>			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$11,730 / ksf	\$20,196 / ksf
Electronics Superstore	\$10,583 / ksf	\$14,663 / ksf	\$25,245 / ksf
Factory Outlet	\$8,466 / ksf	\$11,730 / ksf	\$20,196 / ksf
Supermarket	\$31,748 / ksf	\$43,988 / ksf	\$75,735 / ksf
Drugstore	\$19,049 / ksf	\$26,393 / ksf	\$45,441 / ksf

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	Regional	Local	Total
Convenience Market (15-16 hours)	\$105,825 / ksf	\$146,625 / ksf	\$252,450 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$205,275 / ksf	\$353,430 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$249,263 / ksf	\$429,165 / ksf
Discount Club	\$12,699 / ksf	\$17,595 / ksf	\$30,294 / ksf
Discount Store	\$12,699 / ksf	\$17,595 / ksf	\$30,294 / ksf
Furniture store	\$1,270 / ksf	\$1,760 / ksf	\$3,029 / ksf
Lumber Store	\$6,350 / ksf	\$8,798 / ksf	\$15,147 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$11,730 / ksf	\$20,196 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$17,595 / ksf	\$30,294 / ksf
Garden Nursery	\$8,466 / ksf	\$11,730 / ksf	\$20,196 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$32,258 / ksf	\$55,539 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$1,466 / unit	\$2,525 / unit
<b>EDUCATION</b>			
University (4 years)	\$598 / student	\$828 / student	\$1,426 / student
Junior College (2 years)	\$296 / student	\$411 / student	\$707 / student
High School	\$304 / student	\$421 / student	\$725 / student
Middle/Junior High	\$306 / student	\$424 / student	\$731 / student
Elementary	\$359 / student	\$497 / student	\$855 / student
Day Care	\$1,071 / child	\$1,484 / child	\$2,554 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$28,760 / ksf	\$39,848 / ksf	\$68,607 / ksf
with Drive-Through	\$38,346 / ksf	\$53,130 / ksf	\$91,476 / ksf
Drive-Through only	\$47,933 / lane	\$66,413 / lane	\$114,345 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$33,206 / lane	\$57,173 / lane
Savings & Loan	\$11,504 / ksf	\$15,939 / ksf	\$27,443 / ksf
Drive-Through only	\$47,933 / lane	\$66,413 / lane	\$114,345 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$33,206 / lane	\$57,173 / lane
<b>HOSPITAL</b>			
General	\$4,880 / bed	\$6,762 / bed	\$11,642 / bed
Convalescent/Nursing	\$732 / bed	\$1,014 / bed	\$1,746 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$4,416 / ksf	\$7,603 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$2,705 / ksf	\$4,657 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$3,347 / ksf	\$5,762 / ksf
Manufacturing/Assembly	\$966 / ksf	\$1,339 / ksf	\$2,305 / ksf
Warehousing	\$1,208 / ksf	\$1,673 / ksf	\$2,881 / ksf
Storage	\$483 / ksf	\$669 / ksf	\$1,152 / ksf
Science Research & Development	\$1,932 / ksf	\$2,677 / ksf	\$4,609 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$2,008 / acre	\$3,457 / acre
<b>LIBRARY</b>	\$10,956 / ksf	\$15,180 / ksf	\$26,136 / ksf
<b>LODGING</b>			

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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$3,312 / room	\$5,702 / room
Motel	\$2,151 / room	\$2,981 / room	\$5,132 / room
Resort Hotel	\$1,912 / room	\$2,650 / room	\$4,562 / room
Business Hotel	\$1,673 / room	\$2,318 / room	\$3,992 / room
<b>MILITARY</b>	\$610 / person	\$845 / person	\$1,455 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$6,624 / ksf	\$11,405 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$5,689 / ksf	\$9,795 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$4,016 / ksf	\$6,914 / ksf
Single Tenant Office	\$3,381 / ksf	\$4,685 / ksf	\$8,067 / ksf
Corporate Headquarters	\$1,691 / ksf	\$2,343 / ksf	\$4,033 / ksf
Government (Civic Center)	\$6,275 / ksf	\$8,694 / ksf	\$14,969 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$26,082 / ksf	\$44,906 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$57,960 / ksf	\$99,792 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$86,940 / ksf	\$149,688 / ksf
Mail Drop Lane only	\$313,740 / lane	\$434,700 / lane	\$748,440 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$217,350 / lane	\$374,220 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$52,164 / ksf	\$89,813 / ksf
Medical-Dental	\$11,205 / ksf	\$15,525 / ksf	\$26,730 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$16,215 / acre	\$27,918 / acre
Regional (developed)	\$4,681 / acre	\$6,486 / acre	\$11,167 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$1,622 / acre	\$2,792 / acre
State (average 1000 acres)	\$234 / acre	\$324 / acre	\$558 / acre
Amusement (Theme)	\$18,725 / acre	\$25,944 / acre	\$44,669 / acre
San Diego Zoo	\$26,917 / acre	\$37,295 / acre	\$64,211 / acre
Sea World	\$18,725 / acre	\$25,944 / acre	\$44,669 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$135,954 / klf shore	\$188,370 / klf shore	\$324,324 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$15,698 / klf shore	\$27,027 / klf shore
Bowling Center	\$6,798 / ksf	\$9,419 / ksf	\$16,216 / ksf
Campground	\$906 / campsite	\$1,256 / campsite	\$2,162 / campsite
Golf Course	\$1,586 / acre	\$2,198 / acre	\$3,784 / acre
Driving Range only	\$15,861 / acre	\$21,977 / acre	\$37,838 / acre
Marinas	\$906 / berth	\$1,256 / berth	\$2,162 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$28,256 / acre	\$48,649 / acre
Racquetball/Health Club	\$6,798 / ksf	\$9,419 / ksf	\$16,216 / ksf

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Tennis Courts	\$3,625 / acre	\$5,023 / acre	\$8,649 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$15,698 / acre	\$27,027 / acre
Indoor Arena	\$6,798 / acre	\$9,419 / acre	\$16,216 / acre
Racetrack	\$9,064 / acre	\$12,558 / acre	\$21,622 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$22,908 / ksf	\$39,442 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural (average 1-2 DU/acre)	\$2,898 / unit	\$4,016 / unit	\$6,914 / unit
Single Family Detached (average 3-6 DU/acre)	\$2,415 / unit	\$3,347 / unit	\$5,762 / unit
Condominium (or any multi-family 6-20 DU/acre)	\$1,932 / unit	\$2,677 / unit	\$4,609 / unit
Apartment (or any multi-family units more than 20 DU/acre)	\$1,449 / unit	\$2,008 / unit	\$3,457 / unit
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,932 / unit	\$2,677 / unit	\$4,609 / unit
(6-20 DU/acre)	\$1,449 / unit	\$2,008 / unit	\$3,457 / unit
Mobile Home			
Family	\$1,208 / unit	\$1,673 / unit	\$2,881 / unit
Adults Only	\$725 / unit	\$1,004 / unit	\$1,729 / unit
Retirement Community	\$966 / unit	\$1,339 / unit	\$2,305 / unit
Congregate Care Facility	\$605 / unit	\$838 / unit	\$1,443 / unit
<b>RESTAURANT</b>			
Quality	\$21,912 / ksf	\$30,360 / ksf	\$52,272 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$48,576 / ksf	\$83,635 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$197,340 / ksf	\$339,768 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$212,520 / ksf	\$365,904 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$45,540 / ksf	\$78,408 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$6,225 / ksf	\$8,625 / ksf	\$14,850 / ksf
Truck Terminal	\$2,490 / ksf	\$3,450 / ksf	\$5,940 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$58,650 / berth	\$100,980 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$103,500 / acre	\$178,200 / acre
Park & Ride Lots	\$99,600 / acre	\$138,000 / acre	\$237,600 / acre
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